

Your ref: Call for sites
Our ref: JB60329
DD: [REDACTED]
E: [REDACTED]
Date: 14/08/20

Bedford Borough Council
Planning Policy Team
Borough Hall
Cauldwell Street
Bedford
MK42 9AP

Dear Sir/Madam

**CALL FOR SITES SUBMISSION
LAND NORTH OF THURLEIGH**

I write on behalf of my client the [REDACTED], to submit land north of Thurleigh, for consideration as part of the Local Plan Review.

As required, a call for sites form has been prepared detailing the basic information requested by the Council to enable consideration of the site. A red line plan showing the site boundary and the potential points of access has also been provided.

This letter sets out in a little more detail why the site is suitable for development and should form part of the development strategy within the reviewed Local Plan. It should be read alongside our comments on the Issues and Options Paper, to be submitted in due course, which cover the high-level spatial decisions the Council will need to make in developing the Local Plan.

As will be set out in our Issues and Options response, this site represents an opportunity to deliver housing to meet a local need and to support the viability of local services. The site is contained on its eastern and southern boundaries and as illustrated in the submitted site location plan, the proposed developable area would be at a scale and in a location which complements the existing built form of the village.

Land to the north of Thurleigh extends to 4.919 hectares with an estimated capacity of approximately 55-70 homes (based on a net developable area of 50%). The site is in the ownership of my client.

To the north of the site, there are fields and sewage works, to the west there are fields, to the south there are existing residential properties and to the east is Keysoe Road and on the other side of this existing residential properties.

The site is comprised of fields. Access to the site can be achieved off Keysoe Road. The potential access point has been marked on the submitted site location plan.

Key considerations for this site:

- has no topographical constraints to development.

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- is free of significant trees and vegetation, with landscape features limited to the site boundaries.
- lies in flood risk zone 1. Along the north-western edge of the site there is some risk of surface water flooding, however this only covers a small area and would be mitigated against as part of any development proposal.
- the site is not subject to any national or regional landscape designations.
- does not contain any designated heritage assets.
- the site is not covered by any ecological designation. There is significant opportunity to deliver biodiversity improvements as part of the development of the site.
- Public right of way 1 runs along the north-western boundary of the site, otherwise the site does not contain any public rights of way and there is potential for new pedestrian routes as part of a new development, connecting route 1 and route 7.
- has potential to connect to the public highway through land in the ownership of my client.

Thurleigh is a village with a number of day-to-day services, including a primary school, a recreation ground, a sports and social club, St Peter's Church and a village hall. Development of this site would support these existing services and would ensure that they continue to be viable.

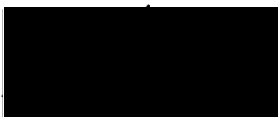
The main public transport route which serves the village is service 28. This provides connections to Bedford and the nearby villages of Swineshead and Kimbolton. Bus stops are located a circa 3 minute walk from the site on the High Street.

The a scale of development proposed within the red line boundary of the site location plan is considered to be appropriate based on the size of the village and the existing urban grain of the surrounding built form. The site location plan identifies in blue other land in the ownership of my client surrounding the red line area. It is noted that this land has the potential to be offered for future development or for community/environmental benefit.

In all regards, it is considered that the site is suitable for development and should be considered favourably in the review of the Local Plan.

Hopefully this detail is helpful in your consideration of the site. Should you have any queries in respect of this submission, please do not hesitate to contact me.

Yours sincerely,



Enclosures:

- **Call for Sites form**
- **Location Plan**